

**MINUTES**  
**GARY REDEVELOPMENT COMMISSION**  
**MARCH 16, 2022**

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**BE IT REMEMBERED** that the Gary Redevelopment Commission held its Regular Session meeting on Wednesday, March 16, 2022 at 4:00 P. M.

**PRESENT:**

Commissioners: George A. Rogge, President; Adam Hall, Vice-President;  
Gwendolyn F. Sims, Secretary; Jeremiah King, Member;  
and Sharon Chambers, Member

**ABSENT:**

School Board Representative: Glenn I. Johnson

**ALSO PRESENT:**

Aj Bytnar, Director; Carrol Pirtle, Deputy Director; Steven D. Jenkins, Esq. Commission Attorney; Angela Lockett, Esq., Corporation Council; Deb Backhus, Staff; Jeraldine Williams, Staff; Paula Beeks, Staff; Sheleita Miller, Gatekeeper Accounting; Janie Marcinkowski, and Dorreen Carey

**CALL TO ORDER:**

The meeting was called to order by Commissioner Rogge at 4:11 P. M.

**ROLL CALL:**

Commissioner Rogge, Commissioner Hall, Commissioner Sims, Commissioner King, and Commissioner Chambers were present. Mr. Johnson was absent.

**Commissioner Rogge** asked the Board to amend the agenda to move agenda items numbers 19, 20, 21, 22, 24 and 24 relating to the award of various items for the Gary SouthShore RailCats Baseball Stadium directly after the Special Claims List. Commissioner Hall moved to accept the amendment. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE of AGENDA for March 16, 2022:**

Commissioner Hall moved for approval to accept the agenda with the amendment.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on March 16, 2022:**

Commissioner Rogge read into the record, "Statement of Executive Session. I hereby

certify that nothing has been discussed in the Executive Session held immediately before

this open meeting except those items specified and listed in the Notice". Commissioner

Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on February 16, 2022:**

Commissioner Chambers moved for approval. Commissioner Sims Seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CLAIMS LIST of March 16, 2022. (Previously approved by the Director):**

Overview given by Mr. Bytnar:

474-Non Reverting Fund: \$37,040.00

887 Fund: \$3,168,268.94

518-Demolition Fund: \$5,550.67

101-General Fund: \$11,349.17

265-Redevelopment Operating Fund: \$15,277.50

960 Fund: \$240.00

Mr. Bytnar recommended to approve the Claims List in the grand total amount of \$3,237,726.28. Commissioner Hall moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**SPECIAL CLAIMS LIST of March 16, 2022. (Previously approved by the Director):**

Mr. Bytnar gave the overview:

823-Consolidated Area TIF Fund: \$152,895.84  
826-Lakefront TIF Fund: \$49,079.14  
830-Lancaster DuSable TIF Fund: \$13,357.32  
833-County Market TIF Fund: \$643,072.79  
834 Fund: \$180,814.00  
838-Truck City TIF Fund: \$82,072.75

Mr. Bytnar recommended to approve the Special Claims List in the grand total amount of \$1,121,292.84. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**Mr. Bytnar** gave a brief overview of agenda item numbers 20, 21, 22, 23, and 24 that were previous amended to be discussed after the Special Claims List that are all related to the SouthShore RailCats Baseball Stadium.

**Mr. Brian Lyter** of the SouthShore RailCats Baseball Stadium gave overviews on each agenda item for the SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana; and recommended their approval as follows:

**Parkway Mechanical for a HVAC Maintenance Plan:**

Mr. Lyter said this is for preventive maintenance services which includes new belts, filters, unit cleaning, and suggested repairs. Mr. Lyter recommended to award Parkway Mechanical as being the lowest, most responsible bidder for a HVAC Maintenance Plan in the amount of \$24,981.00.

Total Roofing & Construction Services for Roof Repair:

Mr. Lyter said the stadium has a rubber roof and needs maintenance, repair, and improvements to drainage to ensure the maximum life of the existing roof, the services will include finding and repairing holes, leaks, ensure the drains are clean and seals are tight. Mr. Lyter recommended to award Total Roofing & Construction Services as being the lowest, most responsible bidder for roof repair in the amount of \$12,000.00.

Van's Enterprises Ltd for Field Maintenance:

Mr. Lyter said this is for laser grading the infield and warning tracks to proper specifications to ensure correct drainage, aerating entire turf area to ensure proper moisture is received and nutrients even spread from the fertilizers. Mr. Lyter recommended to award Van's Enterprises Ltd as being the lowest, most responsible bidder for field maintenance in the amount of \$44,875.00.

Gatlin Plumbing & Heating, Inc. for De-Winterization:

Mr. Lyter said this is for the bi-annual project of turn off and then turning on the stadium's water around the winter months. It includes removing antifreeze from the pipes, reconnecting all of the toilets, sinks, urinals, and includes the backflow annual testing as required by the State of Indiana. Mr. Lyter recommended to award Gatlin Plumbing & Heating, Inc. as being the lowest, most responsible bidder for de-winterization in the amount of \$9,100.00.

Visua for Production Room Equipment:

Mr. Lyter said this is for a video switcher, parts, and camera that will be compatible with the video board repair/improvement. There are two options that the Board needs to consider - option #1) PTZ Camera (Outdoor) in the amount of \$9,388.28 which he did not recommend, because in his opinion it was not needed and option #2) Wireless Camera in the amount of \$14,463.23, which he said the Board can decide if it is needed. Mr. Lyter recommended to award Visua as being the lowest, most responsible bidder for production room equipment in the amount of \$24,449.51.

Daktronics for Interface of the Production Room Equipment:

Mr. Lyter said this is for a retro-fit of the video board to make it serviceable and have sufficient back up capabilities. Mr. Lyter recommended to award Daktronics as being the lowest, most responsible bidder for production room equipment in the amount of \$12,000.00.

**AWARD to Parkway Mechanical for a HVAC Maintenance Plan at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**AWARD to Total Roofing & Construction Services for Roof Repair at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**AWARD to Van's Enterprises Ltd for Field Maintenance at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved for approval.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**AWARD to Gatlin Plumbing & Heating, Inc. for De-Winterization at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved for approval.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**AWARD to Visua for Production Room Equipment at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved to approve the award to Visua for virtual switcher package, NDI converters for existing cameras, virtual intercom system, and installation in the amount of \$24,449.51; and to table option #1 and option # 2 until further legal review. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**AWARD to Daktronics for Interface of the Production Room Equipment at the Gary**

**SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:**

Commissioner Rogge asked for the vote. Commissioner Hall moved for approval.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**Mr. Bytnar** asked the Board to amend the agenda to move agenda item number 15, Resolution No. 7272 next on the agenda. Commissioner Hall moved to modify and amend the agenda. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7272, a resolution approving and authorizing the execution of a Consulting Agreement with American Structurepoint, Inc. to provide a comprehensive feasibility study report to explore options for a future 5<sup>th</sup> Avenue Complete Streets Project:**

Mr. Bytnar gave the overview. This is for a comprehensive feasibility study report for one-way to two-way conversion of 5<sup>th</sup> Avenue between Broadway and Tennessee Street, which is required by I.N.D.O.T. (Indiana Department of Management and NIRPC (Northwestern Indiana Regional Planning Commission) because this is a State Highway.

Mr. Bytnar said if approved by the Board the conversion would be a 80/20 split, with the State and Federal Government paying 80% and City (Local) paying the 20%. Staff recommended to approve to enter into a consulting agreement and enter final

negotiations with American Structurepoint, Inc. Mr. Chris Murphy of American Structurepoint, Inc. was present and gave an overview. The contract is in a not to exceed amount of \$89,000.00. The contract is March 16, 2022 and expires on December 31, 2022. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7263, an amendment to the resolution authorizing and approving the Fiscal Officer of the City of Gary to make an Inter-Fund Repayment from the 2512 Non-Reverting Fund to the Redevelopment Consolidated Area TIF Fund 4445:**

Mr. Bytnar gave the overview: On February 16, 2022, Resolution No. 7263 was passed, not knowing that the Finance Department had changed the fund numbers. Staff has made corrections to the funds numbers with the old Consolidated TIF Fund 823 number corrected to Fund 4445 and the old Non-Reverting Fund 474 number corrected to Fund 2512. Mr. Bytnar said for the record “we are amending the approval from last month to include this so this will supersede the resolution from last month, and that this will be an amendment to that original resolution”. Staff recommended that Resolution No. 7263 be approved with the amendments and that the Fiscal Officer of the City of Gary be authorized to make an Inter-Fund Loan of \$1,000,000.00 from the 2512 Non-Reverting Fund to the Consolidated TIF Fund 4445. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None



The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7268, a resolution authorizing and approving the amendment to the professional services contract with Gregory H. Jenkins for Planning Services:**

Mr. Bytnar gave the overview: On January 19, 2022 the Board approved an Inter-Local Agreement with the City of Gary and Gregory H. Jenkins for planning services. It is necessary to amend Mr. Jenkin's prior contract to stipulate that this is not an inter-local agreement, but a professional services contract with the Gary Redevelopment Commission, only. The contract is in an amount not to exceed \$70,000.00. The contract is effective January 1, 2022 and expires on December 31, 2022. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7269, a resolution authorizing and approving an amendment to a Purchase Agreement between the Gary Redevelopment Commission and Broadway Homes, LLC:**

Mr. Bytnar gave the overview: This is a proposed tax credit property that is the II Phase of Broadway Lofts known as Broadway Homes for scattered sites of townhomes. Broadway Homes, LLC requested to amend the current agreement to extend the inspection period by an additional 90-days from March 4, 2022 until June 2, 2022. Mr. Bytnar recommended approval of the request and requested as part of the resolution that the Executive Director and Commission Attorney be authorized to enter final negotiations to execute the amendment to the third amendment to the Purchase Agreement with

Broadway Homes, LLC. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**Mr. Bytnar** requested Ms. Pirtle give the overviews for RFQ No. 2022-1 and RFQ No. 2022-1. By common consensus the Board Agreed.

**RECEIVE, REVIEW, and AWARD (RFQ) No. 2022-1 for C & D Debris Disposal Services for various demolition sites in the City of Gary:**

Ms. Pirtle gave the overview: For RFQ No. 2022-1 quotes were received from Allied Waste/Republic Services and from Waste Management. After review of the quotes Staff recommended to award Allied Waste/Republic Services as being the lowest, most responsive and responsible bidder.

**RECEIVE, REVIEW and AWARD (RFQ) No. 2022-2 for the supply and hauling of Backfill Material Services for various demolition sites in the City of Gary:**

Ms. Pirtle gave the overview: For RFQ No. 2022-2 one quote was received from Gary Material Supply LLC. After review of the quote Staff recommended to award Gary Material Supply LLC as being the lowest, most responsive and responsible bidder.

**REQUEST for APPROVAL of RESOLUTION NO. 7270, a resolution approving and authorizing the execution of a Demolition Agreement for C & D Disposal Services for various demolition sites in the City of Gary with Allied Waste/Republic Services in response to RFQ No. 2022-1:**

Ms. Pirtle recommended to enter into a Demolition Agreement with Allied Waste/Republic Services for C & D Disposal Services for various demolition sites in the City of Gary in response to RFQ No. 2022-1. The contract is in a not to exceed amount of \$250,000.00.

The contract is effective August 6, 2022 and expires on August 6, 2024. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7271, a resolution authorizing the execution of a Demolition Agreement for the supply and hauling of Backfill Material Services for various demolition sites in the City of Gary with Gary Materials Supply, LLC in response to RFQ No. 2022-2:**

Ms. Pirtle recommended to enter into a Demolition Agreement with Gary Materials Supply, LLC for backfill material services for various demolition sites in the City of Gary in response to RFQ No. 2022-2. The contract is in a not to exceed amount of \$50,000.00 for backfill and \$20,000.00 for concrete disposal. The contract is effective March 16, 2022 and expires on December 31, 2023. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7273, a resolution approving and authorizing the execution of a professional services contract with Inga D. Lewis-Shannon to provide legal services for property acquisition, property disposition, and property research:**

Mr. Bytnar gave the overview: Annually we make a request to Lake County Commissioners for 100 Commissioner sale parcels. Staff recommended to enter into a professional services contract with Inga D. Lewis-Shannon and to authorize the Executive

Director and Commission Attorney to enter final negotiations. The contract is in a not to exceed amount of \$20,000.00. The contract is effective January 1, 2022 and expires on December 31, 2022. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7274, a resolution authorizing and approving a match financial commitment for the E-Commerce Subarea Plan Coordination:**

Mr. Bytnar gave the overview: Staff has been working with NIRPC on an E-Commerce Subarea Plan. This is to ascertain infra-structure improvements that may need to be required in the future, whether it be physical or with lighting or with signalization as transition in the economy of e-commerce such as distribution centers, logistics, trucking companies, etc. and how it will affect ingress and regress of our highways and toll roads. The City local match would be up to \$10,000.00 and NIRPC would put in \$40,000.00 plus. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7275, a resolution approving and authorizing the execution of a professional services contract with Community Title Company to provide title reports in relation to tax sale properties:**

Mr. Bytnar gave the overview: The properties were acquired from Lake County Commission Tax Sale Properties. Staff recommended to enter into a professional services contract with Community Title Company for title reports and to authorize the Executive Director and Commission Attorney to enter final negotiations. The contract is in a not to exceed amount of \$25,000.00. The contract is effective January 1, 2022 and expires on December 31, 2022. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**NEW BUSINESS - Discussion: Director's Report:**

Mr. Bytnar said the Governor's executive order on virtual meetings was not renewed. Today is the first meeting that this Board has meet in person.

**PUBLIC Comment(s) on agenda items only:**

Ms. Dorreen Carrey, Gary resident, gave supportive comments on Resolution No. 7272 and on the Marquette Bicycle Trail.

**COMMISSIONERS' Comments:**

Commissioner Hall said he it was good to see everyone in person and to have the public back in person, and how pleasant it was to have the public give positive comments.

**SCHOOL BOARD REPRESENTATIVE'S Comments:**

Mr. Johnson was absent.

**AGENDA Item(s) for next Board Meeting:**

The Visua options regarding the SouthShore RailCats Baseball Stadium

## **ADJOURNMENT**

Commissioner Chambers moved to adjourn the meeting. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**Commissioner Rogge adjourned the meeting at 4:54 P. M.**

By: \_\_\_\_\_  
**George A. Rogge, President**

By: \_\_\_\_\_  
**Gwendolyn F. Sims, Secretary**